

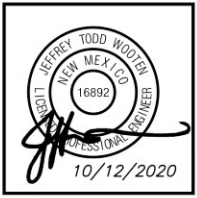
**VICINITY MAP - Zone Atlas Page C-17-Z**  
NTS  
Legal Description: Tract B-1-A-4, Tracts B-1-A-1 thru  
Tracts B-1-A-7 & Tracts B-1-A1 and B-2-A-2,  
Clifford Industrial Park Cont. 1.5045 Acres / 65,536 SF

FIRE ONE PLAN TABLE	
BUILDING AREA:	±2,152 SF
BUILDING HEIGHT:	Single Story, 20'
CONSTRUCTION TYPE:	II-B, NON-SPRINKLED

- FIRE 1 PLAN NOTES:**
- Building shall have approved Address Numbers placed in a position plainly legible from the Alameda. The numbers must be 24" tall with 4" wide letters if the building is more than 200' away from the roadway.
  - Fire Lanes shall have an approved driving surface capable of supporting the imposed load of Fire Apparatus weighing at least 75,000 pounds.
  - Fire Lanes grades shall not exceed 10% in any direction.

REV	DATE	BY	REVISION
1	7/30/2020	JEFF WOOTE	ISSUED FOR PERMIT
2	10/13/2020	JEFF WOOTE	APPROVED FOR CONSTRUCTION

**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



**FIRE 1 PERMIT**  
ALBUQUERQUE FIRE MARSHAL'S  
OFFICE PLANS CHECK DIVISION  
PERMIT NUMBER: 20-004307  
APPROVED BY: [Signature]  
APPROVED DATE: 10/13/2020  
**APPROVED**

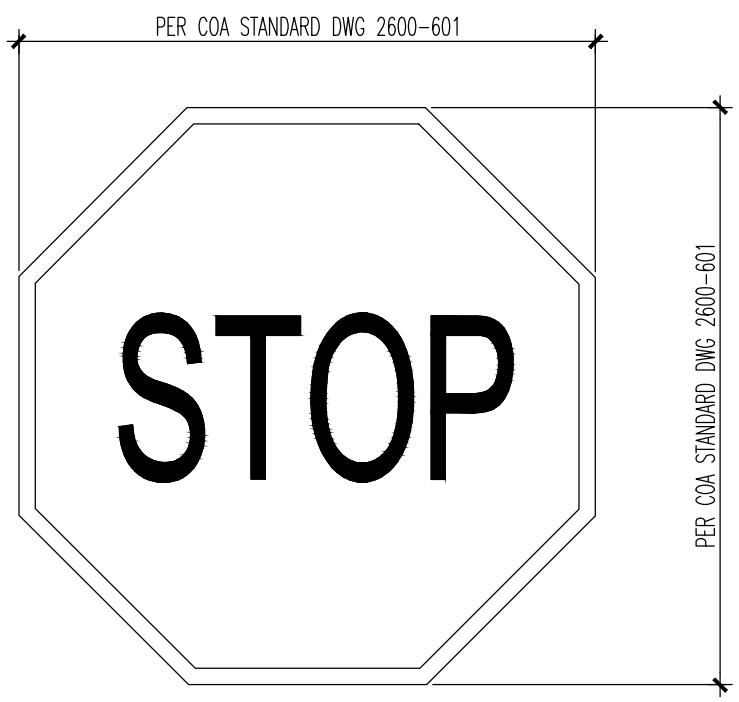
SQFT: 2,152  
GPM: 1,500  
CONSTRUCTION TYPE: II-B  
NUMBER OF HYDRANTS: 1

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

**Wooten Engineering**  
PO Box 15814  
Rio Rancho, N.M. 87174  
Phone: (505) 980-3560

PROJECT TITLE <b>STARBUCKS</b> 8721 WASHINGTON ST. NE ALBUQUERQUE, NEW MEXICO 87113	DRAWN BY: JEFF WOOTE
PROJECT MANAGER JEFF WOOTE	JOB NO. 2020027
SHEET TITLE <b>Fire 1 Plan</b>	DATE 7/30/2020
SCALE AS NOTED	sheet <b>F1</b>
	of 3

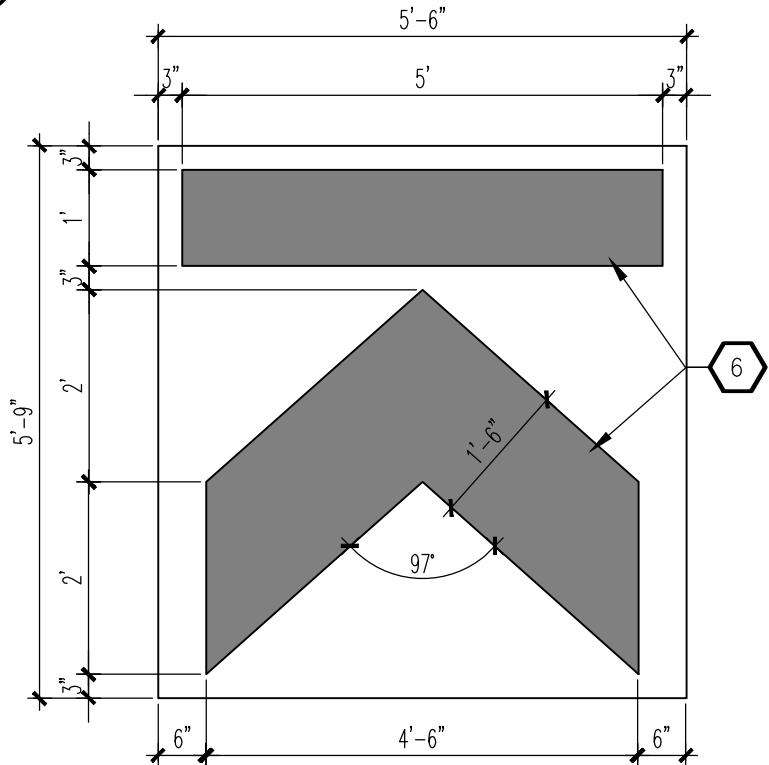




NOTE:  
SEE COA STANDARD DWG 2600-601.

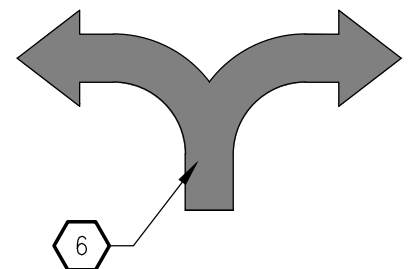
### D3 STOP SIGN FACE DETAIL

SCALE: NTS



### C3 DIRECTIONAL PAVEMENT MRKG

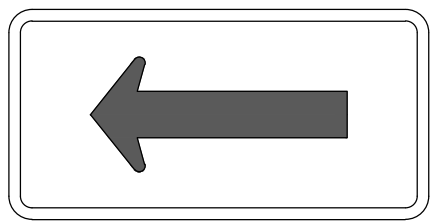
SCALE: 1/2" = 1'-0"



NOTE:  
FOLLOW COA STANDARD PAVEMENT MARKING DRAWING #2600-105

### B2 SITE DIRECTIONAL PAVEMENT MARKING

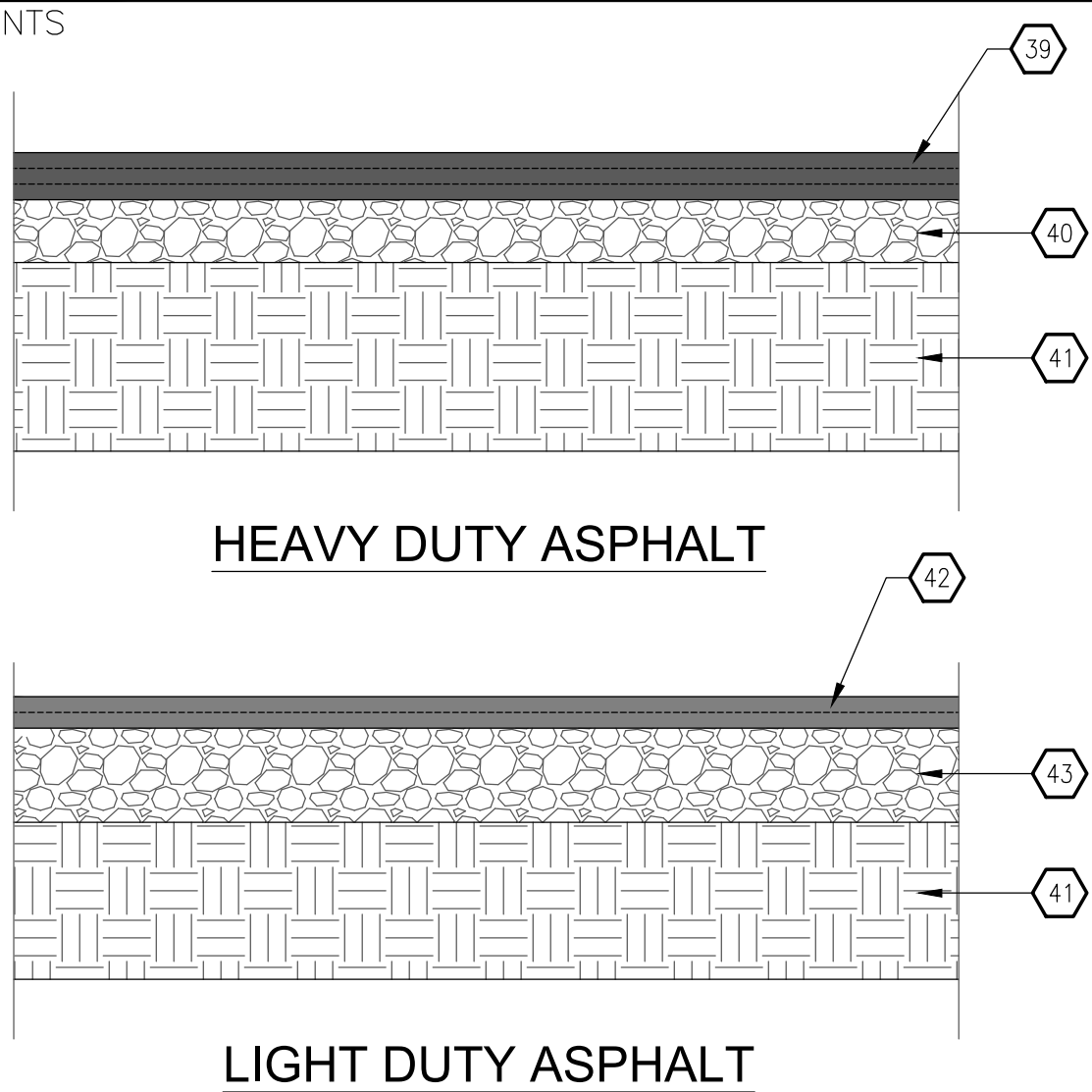
SCALE: 1/8" = 1'-0"



NOTE:  
SEE COA STANDARD DRAWING W1-6(1).

### B1 'ONE WAY' FACE DETAIL

SCALE: NTS



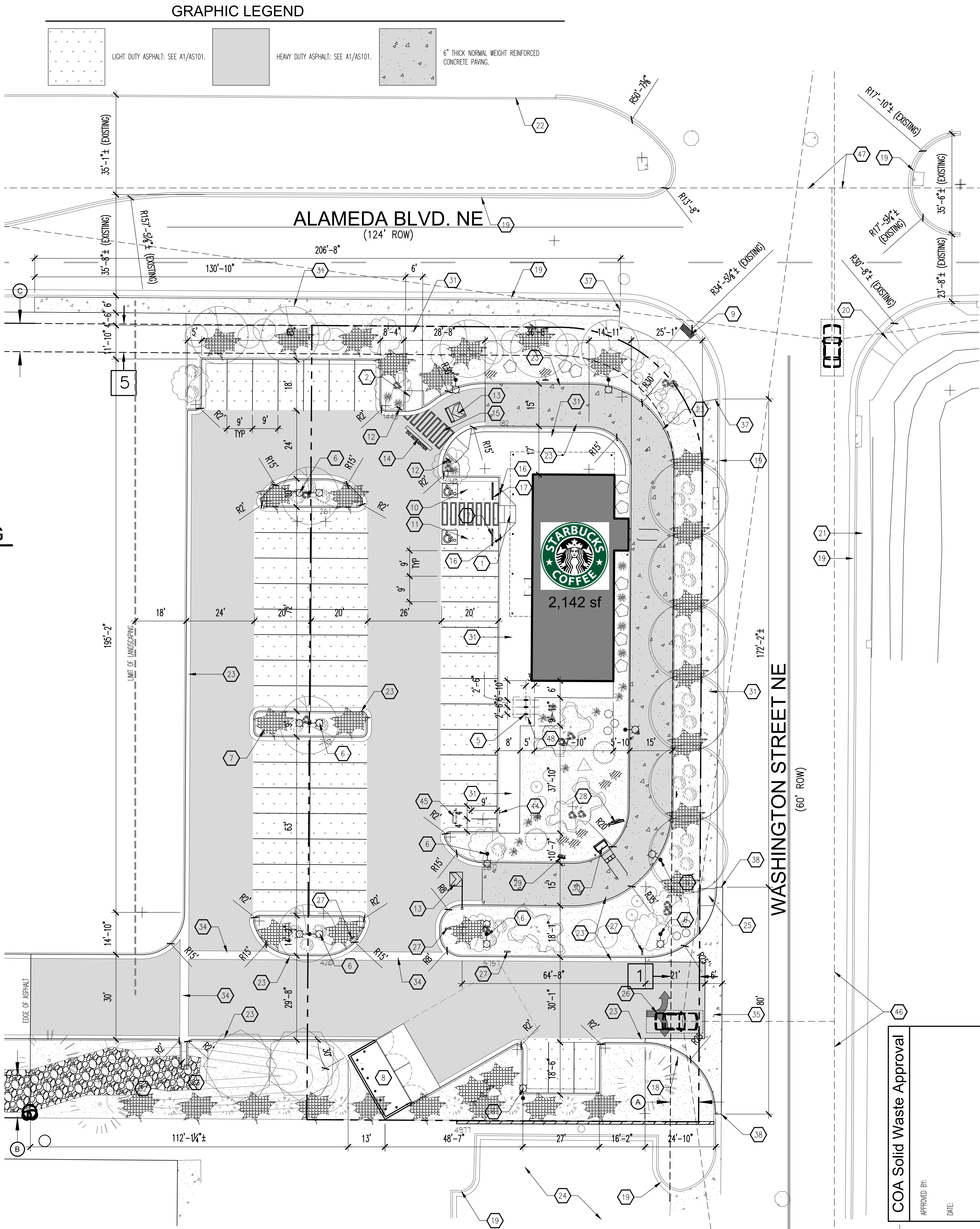
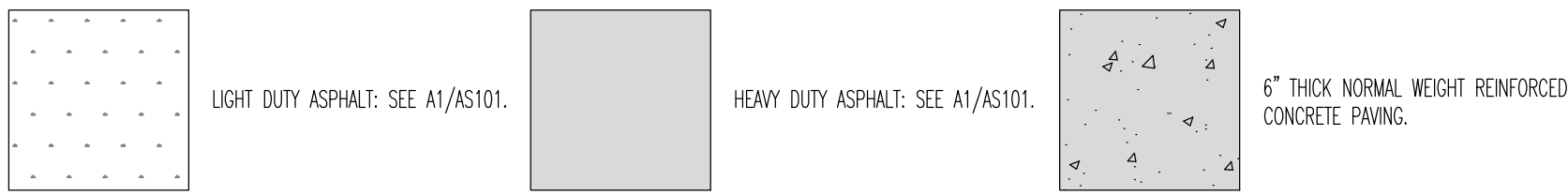
HEAVY DUTY ASPHALT

LIGHT DUTY ASPHALT

### A1 ASPHALT - SECTIONS

SCALE: 1" = 1'-0"

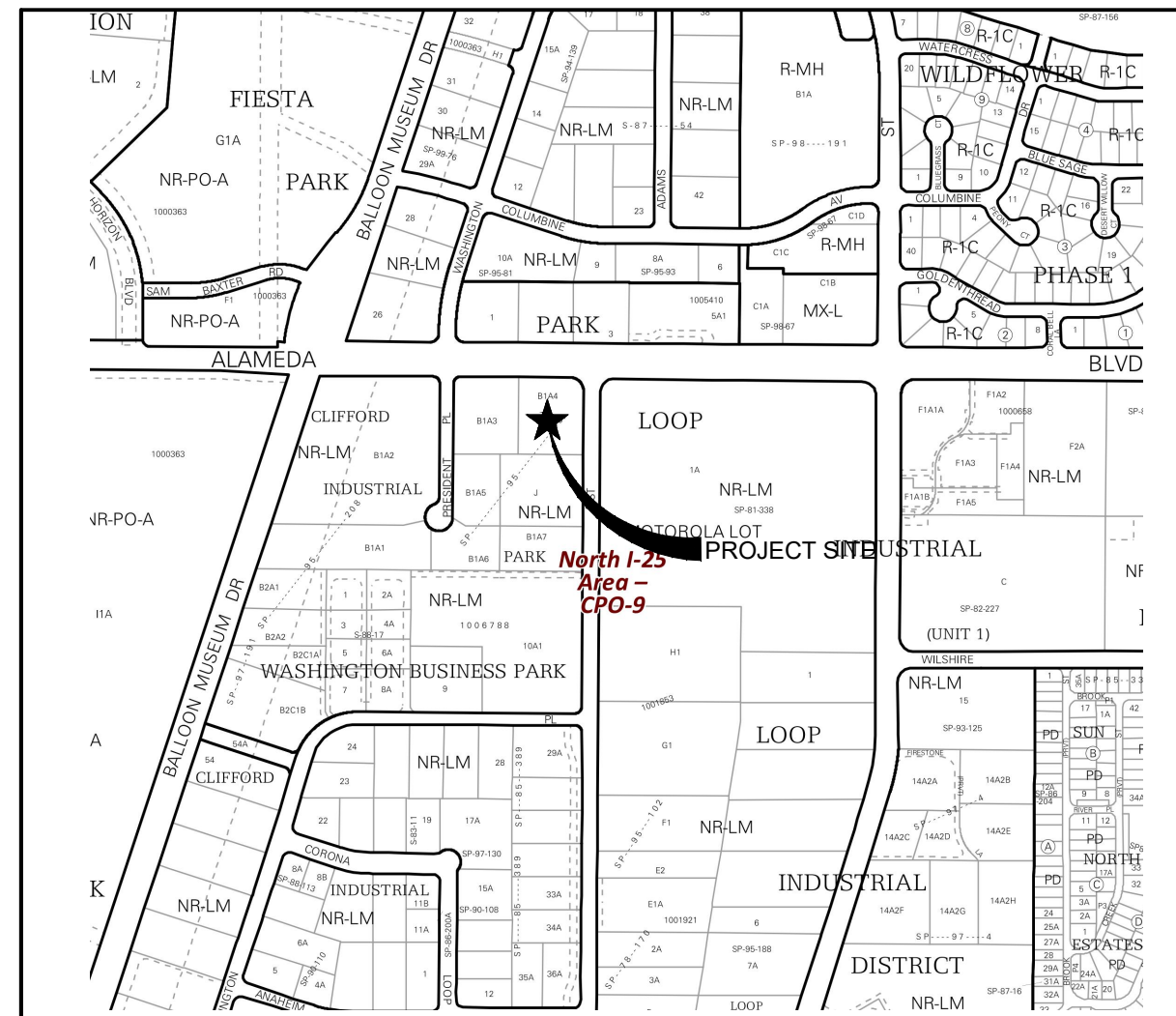
### GRAPHIC LEGEND



### A3 ARCHITECTURAL SITE PLAN

SCALE: 1:20

Approved for Access Solid Waste Department  
Herman Gallegos 10-22-20 *Herman Gallegos*



### VICINITY MAP

Zone Atlas Map C-17-Z

nts

LEGAL DESCRIPTION: TRACT B-1-A-3 AND B-1-A-4 OF THE PLAT OF TRACTS B-1-A-1 THRU B-1-A-7 AND TRACTS B-2-A-1 AND B-2-A-2, CLIFFORD INDUSTRIAL PARK, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 31, 1995, IN VOLUME 95C, FOLIO 331.

### GENERAL NOTES

- "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
- INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- PAVING AN ACCESSIBLE PAVEMENT MARKING AND STRIPPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3.1.2.
- EXISTING BROKEN OR CRACKED SIDEWALK SHALL BE REPLACED WITH SIDEWALK REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PLAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

### KEYED NOTES

- ADA FLARED RAMP: SEE A3/A1.1.
- CURBED RAMP: SEE A1/A1.1.
- END ISLAND RAMP: SEE C5/A1.1.
- RETENTION POND: SEE GRADING AND DRAINAGE PLAN ON SHEET C1.1.
- BIKE RACK: SEE B1/A1.2, TYPICAL OF (3).
- LIGHT POLE: SEE A5/A1.1.
- PARKING ISLAND: SEE C3/A1.1.
- REFUSE ENCLOSURE: SEE C3/A1.1.
- EXISTING CONCRETE PAVEMENT AND ADA RAMP TO REMAIN: INSTALL ADA APPROVED 2" WIDE TRUNCATED DOME STRIP.
- HANDICAP PARKING SPACE: SEE A1/A1.2.
- HANDICAP "VAN" PARKING SPACE: SEE A3/A1.2.
- "DO NOT ENTER" SIGNAGE: SEE B3/A1.2.
- PAVEMENT MARKING: SEE C3/A5101.
- "DO NOT ENTER" PAVEMENT MARKING: SEE A1/A1.3.
- WALKWAY PAVEMENT MARKING: SEE C5/A1.2.
- HANDICAP SIGNAGE: SEE B4/A1.2.
- WHEEL STOP: SEE B5/A1.2.
- STOP SIGN: SEE D3/A5101.
- EXISTING CURB AND GUTTER TO REMAIN (NIC).
- EXISTING ADA RAMP TO REMAIN (NIC).
- EXISTING CONCRETE SIDEWALK TO REMAIN (NIC).
- EXISTING CONCRETE CURB TO REMAIN (NIC).
- NEW CONCRETE CURB AND GUTTER: SEE B1/A1.1.
- EXISTING ASPHALT TO REMAIN (NIC).
- NEW END ISLAND ADA RAMP: SEE A4/A1.1.
- SITE DIRECTIONAL PAVEMENT MARKING: SEE B2/A5101.
- "DRIVE-THRU" SIGNAGE BY TENANT UNDER A SEPARATE CONTRACT: CONTRACTOR TO PROVIDE ELECTRICAL POWER.
- MENU BOARD BY TENANT UNDER A SEPARATE CONTRACT: CONTRACTOR TO PROVIDE ELECTRICAL POWER.
- PRE-ORDER SIGNAGE BY TENANT UNDER A SEPARATE CONTRACT: CONTRACTOR TO PROVIDE ELECTRICAL POWER.
- ORDER STATION BY TENANT UNDER A SEPARATE CONTRACT: CONTRACTOR TO PROVIDE ELECTRICAL POWER.
- CONCRETE SIDEWALK: SEE B3/A1.1.
- CONCRETE FLOOR: SEE GRADING PLAN ON SHEET C1.1.
- RETENTION POND: REFER TO GRADING PLAN ON SHEET C1.1.
- VALLEY GUTTER: SEE GRADING PLAN ON SHEET C1.1.
- NEW 6" CONCRETE GUTTER: TIE INTO EXISTING CURB AND GUTTER - REFER TO COA STANDARD DRAWING #2420.
- WHITE PAINT: SEE DETAILS FOR THICKNESS.
- PROVIDE A BACK SLOPE OF 4:1 TO THE EDGE OF RAMP TO EXISTING SURFACE.
- THE NEW VALLEY GUTTER TO EXISTING CURB AND GUTTER AT THIS POINT.
- 3" ASPHALT CONCRETE PAVEMENT.
- 4" BASE COURSE.
- 10" COMPACTED SUBGRADE @ 95% WITH R-VALUE OF 50.
- 2" ASPHALT CONCRETE PAVEMENT.
- 6" BASE COURSE.
- MOTOR CYCLE PARKING SIGNAGE: SEE B2/A1.2, TYPICAL OF (2).
- DEDICATED MOTOR CYCLE PARKING SPACE, TYPICAL OF (2); PROVIDE "MOTOR CYCLE PARKING" PAVEMENT MARKING IN WHITE.
- DASHED LINE INDICATES CLEAR SIGHT TRIANGLE WITH A 390' CLEAR SIGHT DISTANCE, SEE GENERAL NOTE "E" ABOVE.
- DASHED LINE INDICATES CLEAR SIGHT TRIANGLE WITH A 480' CLEAR SIGHT DISTANCE, SEE GENERAL NOTE "E" ABOVE.
- DASHED LINE INDICATES A 1' CLEARANCE AROUND BIKE PARKING SPACES (MINIMUM OF 6'L x 2'W).

### EASEMENTS

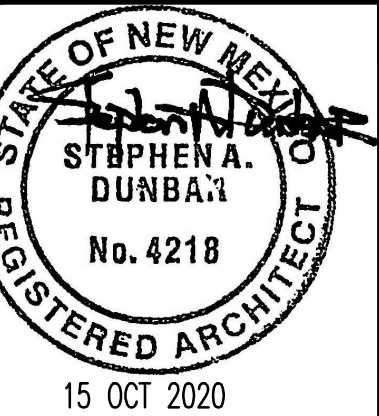
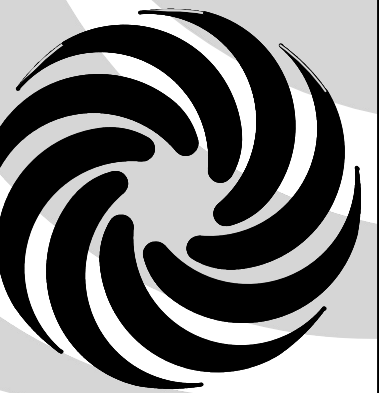
- EXISTING 10' P.U.E. (4/21/1983, C21-44) AND SHOWN ON PLAT (8/31/1995, 95C-331).
- EXISTING 15' PRIVATE DRAINAGE EASEMENT (8/31/1995, 95C-331).
- EXISTING 10' COMMUNICATION AND PNM EASEMENT, FIRE SHOWN ON PLAT (1/31/1987, C32-135).

### PARKING CALCULATION

BUILDING AREA	# SEATS	AREA (GROSS SQUARE FEET)	
STARBUCKS COFFEE SHOP		2,142 SF	
TOTAL			
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
STARBUCKS COFFEE SHOP	8/1,000 GFA	18 SPACES	52 SPACES
ACCESSIBLE PARKING SPACE	---	2 SPACES	2 SPACES
MOTORCYCLE PARKING SPACE (IDO TABLE 5-5-4)	---	1 SPACES	2 SPACES
BIKE PARKING SPACE (IDO TABLE 5-5-5)	---	3 SPACES	9 SPACES

**MODULUS ARCHITECTS**

100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE <b>STARBUCKS</b> 8721 WASHINGTON STREET NE ALBUQUERQUE, NEW MEXICO 87113	DRAWN BY: DYN	JOB NO. 480	PROJECT MANAGER DEVIN NGUYEN	SHEET TITLE <b>ARCHITECTURAL SITE PLAN</b>
---	------------------	----------------	---------------------------------	---

DATE 30.07.2020	SHEET AS101
SCALE AS NOTED	et.